GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Dept. - Narasaraopet Municipality - Request for exemption from payment of the Building application fees, charges and arrear property tax amounting to Rs.50,33,220/- for the proposed reconstruction of Jamia Masjid Shopping Complex in part of T.S.No.1422, Ward No.1, Block No.18, Sriramapuram, Narasaraopeta Municipality, Palnadu District – Accorded – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.27 Dated: 16.02.2024.

Read the following:

1. Representation of Dr. Gopireddy Srinivasa Reddy, MLA, Narasaraopet Assembly Constituency, Palnadu Dist. dt.12.06.2023 received through the Secretary to CM vide CMP No.6017/Secy(DR)/2023, dt.13.06.2023.
2. Govt. Memo No.2119304/H1/2023, dated 31.07.2023.
3. From the Commissioner, Narasaraopet Municipality, Lr.Roc.No. 791/2022/G1, dated:16.09.2023.
4. Govt. Memo No.2119304/H1/2023, dated 10.10.2023.
5. From the Commissioner and Director of Municipal Administration, AP, Vaddeswaram, Lr.Rc.No.14034/134/2023-K-SEC (896019/2023) dated 27.11.2023.
6. From the Director of Town and Country Planning, AP, Mangalagiri Lr.Roc.No.MAU03-19023(31)/128/2023-GTR, dt.04/12/2023.

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In the reference 1st read above, Dr. Gopireddy Srinivasa Reddy, MLA, Narasaraopet Assembly Constituency, Palnadu District while enclosing the representation of Anjuman-E-Islamia, Jamia Masjid Shopping Complex, Narasaraopeta, Palnadu District requested to exempt for payment of Building License Fee, charges and arrears of property tax for the proposed reconstruction of the Jamia Masjid Shopping Complex at Srirampuram, Narsaraopet, Palnadu District.

2. The Commissioner, Narasaraopeta Municipality vide reference 3rd read above has stated that there are 72 shops belonging to Anjuman-E-Islamia at TS No 1422, Ward No 1, Block No 18, Srirampuram, Narsaraopet Town, Palnadu District. He has also stated that the CEO, A.P. State Waqf Board, Vijayawada has informed that as per the Board's Resolution dt: 12-4-2022, they have accorded permission for reconstruction of 72 waqf shops and therefore requested the Municipal Commissioner, Narsaraopet to accord necessary permission to the Building Construction Committee to take up the reconstruction of new shopping complex by demolishing the old shop rooms. He has also informed that there is a High Court case pending, on the ownership of the property in question, in WP No. 29616 of 2022 and the High

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Court issued orders on 2-11-2022, that no construction shall be undertaken by anybody in the subject land, without obtaining permission from the Narsaraopeta Municipality. He has further stated that the President, Anjuman-E-Islamia has requested to give exemption from payment of Building Application Fee, Charges and Arrear Property Tax approximately to an amount of Rs. 35.00 Lakhs for the proposed reconstruction of shopping complex. Further the Municipal Council passed a resolution to obtain necessary approvals for exemption of building fees, charges and property tax arrears from the Government vide CR No 220 Dt 01.09.2023. Finally, the Municipal Commissioner has requested the Government for permission for payment of building fees, charges and pending property tax arrears to the Municipality by Anjuman Committee in instalment basis after sanctioning the building plan through APDPMS portal and after completion of the construction of 72 shops.

3. The DTCP, AP whose remarks were called for vide reference 6th read above has informed that, the following amount needs to be paid towards fees and charges for the proposed reconstruction:

S.No.	Fee/Charges	Unit	Amount in Rs.
1	Development Charges i) Built up area	2354x40	94,160
	ii)Vacant land	1018x25	25,450
2.	Betterment charges	2196x100	219600
3.	Site approval	2196x12	26,352
4.	Tree guard charges		2000
5.	Debris charges		2500
6.	Paper Publications		1000
7.	RWHS charges	2196x15	32,940
8.	Compound wall charges	267.66 x 20	5353
9.	Green fee	3x10.76x 2354	75,988/-
10.	DPMS user charges		500
11.	Labour cess component-1	31661300x0.01x0.98	310280
12.	Labour cess component-2	3,16,61,300x0.01x0.02	6332
13.	Impact fee (As per GO.Ms. No.80, MA&UD, 13.06.2023)	2354x1%x33000x0.836	6,49,422
	Total (in Rs.)		**14,51,877/-**
	Arrear Property tax (In Rs.)		**35,81,343/-**
	Grand Total (Rs.)		**50,33,220/-**

The DTCP has further stated that Development charges, Betterment Charges and other Building License fee are one of the sources of revenue to the ULBs and UDAs to have Self Sustainability. Further, the Green Fee and Labour cess components - 1&2 need to be remitted to Industries and Commerce (Mines.II) Department & Labour, Employment, Training & Factories Dept. respectively. Hence requested the Government to issue necessary orders in the matter.

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4. The CDMA, AP whose remarks were sought in the matter has informed vide reference 5th read above that as per A.P. Building Plan Rules, 2017 issued in G.O.Ms.No.119 MA & UD (M) Dept., Dt. 28.03.2017, "An Attested copy of Property Tax receipt/ Vacant Land Tax receipt /NOC from the Assessment Department of the concerned Local Authority" is one of the mandatory documents for issue of building plan and Property Tax acts & rules does not permit the Municipal Commissioner, Narasaraopet Municipality to issue of building plan to the applicant without payment of the pending property tax dues. He has therefore requested to issue necessary orders in the matter as Government is the competent authority as per Section 387-A of A.P. Municipalities Act, 1965 to take necessary further action in the matter.

5. Government after careful examination of the matter has decided to exempt the payment of the Building application fees, charges and arrear property tax amounting to Rs.50,33,220/- (Rupees fifty lakhs thirty three thousand two hundred and twenty only) for the proposed re-construction of Jamia Masjid Shopping Complex in part of T.S.No.1422, Ward No.1, Block No.18, Srirampuram, Narasaraopeta Municipality, Palnadu District. However, he shall follow other provisions of AP Building Plan Rules, 2017 issued vide GO Ms No 119, MA&UD Dept., Dt.28.03.2017 scrupulously and order of Hon'ble High Court of AP in WP No. 29616/2022 if any.

6. The Commissioner and Director of Municipal Administration, AP, Vaddeswaram, the Director of Town and Country Planning, AP, Mangalagiri and the Commissioner, Narasaraopeta Municipality, Palnadu District are requested to take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner and Director of Municipal Administration, AP,
Vaddeswaram, Guntur Dist.
The Director of Town and Country Planning, AP, Mangalagiri, Guntur Dist.
The Municipal Commissioner, Narasaraopeta, Palnadu District.
Copy to:
Industries & Commerce (M.II) Department.
Labour, Employment, Training & Factories Dept.
G.A.(Cabinet) Department.
M.A.&U.D.(C) Department.
P.S. to Secretary to C.M.
OSD to Hon'ble Minister (MA&UD).
P.S. to Chief Secretary to Govt.
P.S. to Spl. CS to Govt., MA&UD Dept.
SC/SF.

//FORWARDED : BY ORDER// P.v.s. Rao
SECTION OFFICER